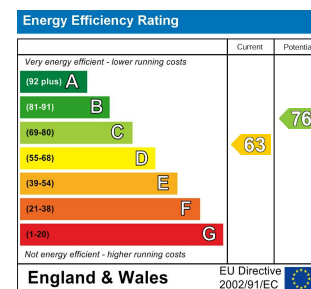
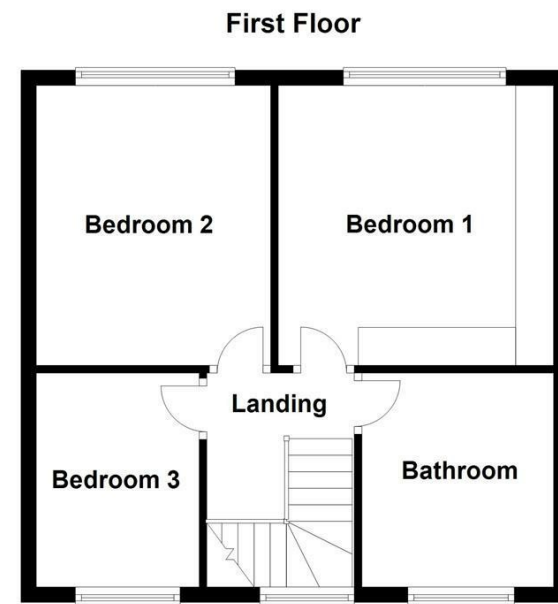
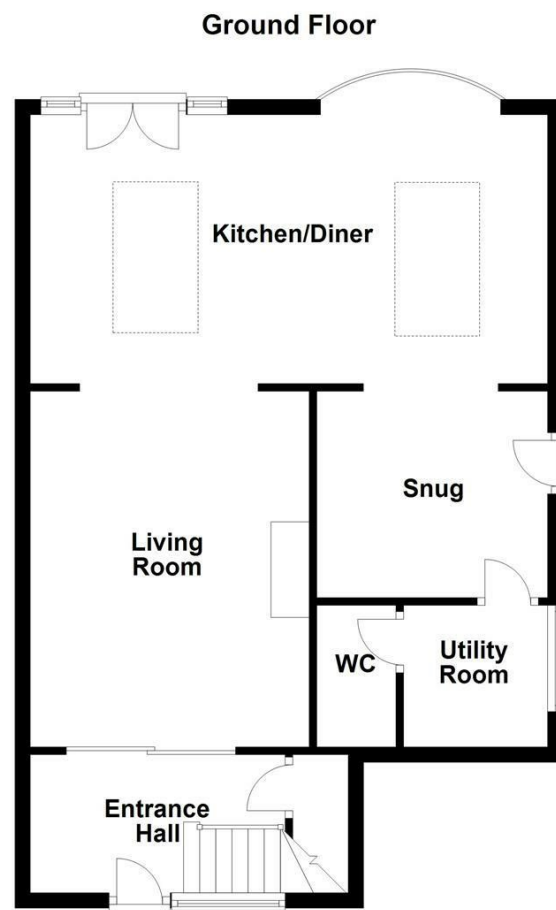




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 7 Kirkby Close, South Kirkby, Pontefract, WF9 3BT

**For Sale Freehold £225,000**

A superb opportunity to purchase this three bedroom detached family home benefitting from extended kitchen/diner, ample off road parking furthered by an integral single garage and enclosed rear garden.

The property briefly comprises of the entrance hall, spacious living room, extended kitchen/diner, snug, utility room and downstairs w.c. The first floor landing leads to three bedrooms and four piece suite house bathroom/w.c. Outside to the front is a lawned garden and paved driveway providing off road parking leading to the integral single garage. A paved pathway to the side with timber gate accesses the rear garden. Within the rear garden there are three patio areas, an attractive lawned garden with timber wooden pergolas, enclosed by timber panelled surround fences.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Pontefract. The A1 motorway is only a short distance away and Moorthorpe Train Station is within walking distance, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, staircase to the first floor landing, door to the downstairs storage cupboard, laminate flooring, central heating radiator and sliding timber doors to the living room.

### LIVING ROOM

11'11" x 15'3" (3.64m x 4.66m)

Laminate flooring, stone chimney breast with Yorkshire stone hearth and grate. Feature archway providing access into the extended kitchen/diner and central heating radiator.



### KITCHEN/DINER

11'6" x 22'2" (3.53m x 6.77m)

Range of wall and base units with laminate work surface over and laminate upstanding above, large breakfast bar, 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap, Range cooker with five ring gas hob, glass splash back and cooker hood over. Space for a freestanding fridge/freezer, integrated Beko dishwasher, display cabinets, UPVC double glazed bow window overlooking the rear aspect, coving to the ceiling, inset spotlights, two central heating radiators and two triple glazed lantern windows providing a wealth of natural light. Set of UPVC double glazed French doors to the rear garden with windows either side. Feature archway into the snug.



### SNUG

8'11" x 9'10" (2.73m x 3.02m)

Laminate flooring, plumbing for an American style fridge/freezer, central heating radiator, UPVC double glazed side entrance door and timber door to the utility room.



### UTILITY

6'0" x 6'2" (1.83m x 1.88m)

Wall and base units with laminate work surface over and tiled splash back, plumbing for a washing machine, space for a dryer, central heating radiator, laminate tiled floor, UPVC double glazed window with built in blind overlooking the side aspect, coving to the ceiling and inset spotlights. Door to the downstairs w.c.

### W.C.

3'4" x 6'0" (1.03m x 1.83m)

Low flush w.c. with concealed cistern, wash basin with chrome mixer tap built into vanity cupboards and tiled splash back. Coving to the ceiling, inset spotlights and wall mounted extractor fan.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, loft access and doors to three bedrooms and house bathroom.

### BEDROOM ONE

11'10" x 11'1" (3.62m x 3.40m)

Range of fitted furniture with fitted wardrobes and drawers, UPVC double glazed window overlooking the rear elevation, ceiling fan, central heating radiator and laminate flooring.



### BEDROOM TWO

11'10" x 10'0" (3.63m x 3.06m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



### BEDROOM THREE

7'0" x 9'4" (2.14m x 2.85m)

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and laminate flooring.

### BATHROOM/W.C.

8'1" x 9'4" (2.48m x 2.86m)

Four piece suite comprising enclosed shower cubicle with electric shower, panelled bath with centralised mixer tap and pull out shower attachment and low flush w.c. with concealed cistern. Wash basin built into tiled work surface with mixer tap and vanity mirror with built in lights. Fully tiled walls, laminate flooring, UPVC cladding to the ceiling with inset spotlights, wall mounted extractor fan and UPVC double glazed frosted window overlooking the front elevation.



### OUTSIDE

To the front of the property there is a paved driveway providing off road parking leading to the integral single garage with manual up and over door. A pleasant lawned garden and paved pathway leading to the entrance door. To the side of the garage is a paved pathway leading through a timber gate into the rear garden. Within the rear garden there is a paved patio area with timber wooden pergola over, timber decked patio area and further third patio area with wooden pergola and pleasant lawned garden with pebbled borders, surrounded by timber panelled surround fences.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.